

UNOFFICIAL COPY



SPECIAL WARRANTY DEED INDIVIDUAL TO LLC

Doc#: 0908318001 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/24/2009 09:54 AM Pg: 1 of 3

THE GRANTOR: Michael Horn, a single person never married, of the city of Chicago, County Cook, State of Illinois for and in consideration of Ten Dollars and 00/100s DOLLARS in hand paid, CONVEY(s) and WARRANT(s) to:

THE LUCKY GROUP, LLC, an Illinois Limited Liability Company, a limited liability company created and existing under and by virtue of the Laws of the State of Illinois having its principal office at the following address, 60 E. Delaware, 15th Floor, Chicago, Illinois 60611, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ON REVERSE SIDE

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the state of Illinois

Address(es) of Real Estate: 401 N. Wabash, Unit 1804, Chicago, IL 60611
Permanent Real Estate Index Number: 17-10-135-025 & 17-10-136-008

DATED this 23 Day of March, 2009
Please print or type Names(s) below signature(s)

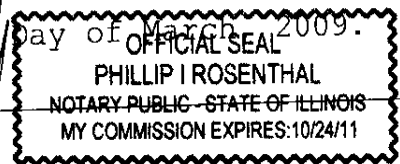
Michael Horn (SEAL) _____ (SEAL)

State of Illinois)
County of Cook) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael Horn, a single person never married, is personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of right of homestead.

Given under my hand and official seal, this 23 day of March, 2009.

Notary Public



Commission Expires: 10/24/11

This instrument was prepared by Phillip I. Rosenthal, 3700 W. Devon, #E, Lincolnwood, Illinois 60712, 847-677-5100

Mail To:
Phillip I. Rosenthal
3700 W. Devon, Suite E
Lincolnwood, Illinois 60712

Send Subsequent Tax Bills To:
The Lucky Group, LLC
60 E. Delaware, 15th Floor
Chicago, Illinois 60611

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LEGAL DESCRIPTION

PARCEL 1:

UNIT 1804, IN THE 401 NORTH WABASH AVENUE HOTEL CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOT 1 IN TRUMP TOWER SUBDIVISION OF A TRACT OF LAND IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0803015063, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS, SUPPORT, USE AND ENJOYMENT AS CREATED BY AND SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE 401 NORTH WABASH BUILDING RECORDED AS DOCUMENT NO. 0803015062.

PARCEL 3:

A NON-EXCLUSIVE EASEMENT IN FAVOR OF PARCELS 1 AND 2, AS GRANTED IN THAT CERTAIN ORDINANCE BY THE CITY OF CHICAGO APPROVED SEPTEMBER 1, 2004 AS PUBLISHED IN JOURNAL PAGES 30411 TO 30458, BOTH INCLUSIVE, FOR THE IMPROVEMENT, USE AND MAINTENANCE OF PUBLIC WAY, TO IMPROVE, MAINTAIN, REPAIR, REPLACE, USE AND OCCUPY FOR PEDESTRIAN PURPOSES AND NOT VEHICULAR PURPOSES, CERTAIN TRACTS OF LAND AS MORE PARTICULARLY DESCRIBED THEREIN.

ADDRESS: 401 N. WABASH, UNIT 1804, CHICAGO, ILLINOIS 60611
P.I.N.: 17-10-135-025-0000
17-10-136-008-0000

EXEMPT under provisions of
Paragraph e, Section 4,
Real Estate Transfer Act.

3/23/14

Date

Buyer, Seller or Representative

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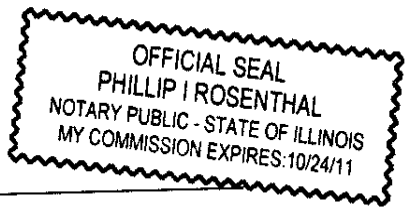
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 3/13, 2009 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Michael Kern this 13 day of March, 2009.

Notary Public [Signature]

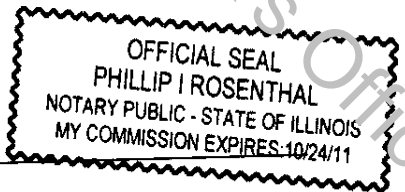


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 3/13, 2009 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Michael Kern this 13 day of March, 2009.

Notary Public [Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)